



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**CONCEPT REVIEW: 19 NOVEMBER 2012
AGENDA ITEM 4b**

- Due to public hearing notice requirements a decision cannot be made on this application on November 19, 2012. Staff had advised the applicant to be at this meeting due to project work being completed, however, regular public hearing notices do still apply to this case. However, the BAR may review the project and make the final determination and decision in the public hearing to be held December 3, 2012.

BAR Case No. THLP-2012-0127: Modifications to existing building at 6 W. Market St. differing from approved Certificate of Appropriateness TLHP-2012-0039.

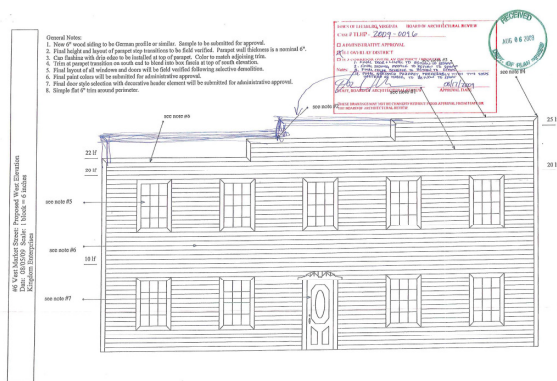
Reviewer: Kim K. Del Rance, LEED AP
Address: 6 W Market Street
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Michael J. O'Connor



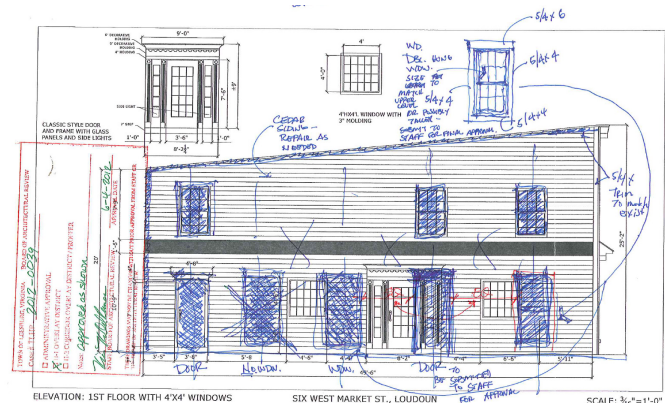
Site Description: This commercial building faces Market Street on the lot lines for Market Street and a side alley that acts as the driveway and dead end entry to other small businesses, including a bank and the rear of the Lightfoot Restaurant. There is a party wall to the commercial building to the east and according the 1998 survey the facades of both buildings have previously been altered before the survey in the 1970's to appear as one building. Both buildings front Market Street and the side of 6 W Market Street has a secondary entrance toward the rear of the building on the west side which has street parking up against the building.

Context: This commercial storefront building is a contributing structure in the Old and Historic District and contributes to the pedestrian streetscape and the rhythm of the street with its lack of setback and large glazing areas facing the street. The building footprints appear on a Sanborn map of 1886 and the side of the building along the driveway/alley is a secondary elevation with wood siding and a front façade of painted and unpainted brick. The beltline fascia was added to the front before 1998 when the two buildings were meant to look like one giving a more unified appearance. The first story of each façade is unpainted brick and the second story of both buildings is painted the same blue as the wood siding on the west elevation side toward the driveway/alley. Nearby buildings have varying window patterns, amounts of glazing and material choices, but all face Market Street with their building sides much less decorated and detailed than their facades.

Description of Proposal: This report covers several aspects of this property that will be numbered for easy reference:



2009



2012



- (1) The owner has installed a Greek Revival door surround with pilasters with Corinthian capitals and a large pediment above a side entry door. The previous approved certificates of appropriateness, TLHP-2009-0096 granted in 2009 and TLHP-2012-0039 granted earlier this year showed a much simpler entry door and added windows all the same size to make the elevation more symmetrical and balanced.
- (2) The owner has installed lighting fixtures on the front elevation without approval
- (3) The owner requests to add brick to the lower edge of the side elevation and a brick sidewalk and to paint the building black with a gold painted trim, samples are in staff's office and will be brought to the meeting

Site Development/Zoning Issues: No zoning permit or county building permit was issued for the new exterior side door where an existing window had been.

APPLICABLE GUIDELINES - OHD DESIGN GUIDELINES:

CH. V GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: STYLE AND DESIGN

G. PORCHES AND DOORS

*Replace historic doors that are beyond repair with a new door(s) of the same size, design, material and type as used originally, or **sympathetic to the building style**.*

- (1) The COA granted in 2012 stated that the door, surround and trim was to be approved by staff as the owner was looking for a salvaged door and did not have an example to be approved at that time. The owner installed the present door and staff approved it in place as appropriate, however, staff advised the owner that the surround should be simple, small enough to only cover the door and have no sidelights as this was a side entry and not to change the orientation of the building as is stated below in the guidelines:

Orientation, Page 86:

b. Maintain the original orientation of the structure. If the **primary entrance is located on the street facade it should remain in that location.**

Secretary of the Interior's Standards for Rehabilitation - Appendix A

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

When it was discovered the work in progress was not in compliance with the approved COA, staff visited the site and contacted Mr. O'Conner, from the site, to advise him of the fact that the door surround being built was not approved and not appropriate. The owner advised he would not have his carpenters stop the work but would rather have the BAR to decide the appropriateness of the finished product

CH.IV SITE DESIGN GUIDELINES C. LIGHTING P. 42

New Lighting

Use fixtures that are compatible with the character of the surrounding area and the new or historic building and provide subdued illumination.

- (2) The new period light fixtures may be compatible in general with the facade, but the large light fixture is out of scale with the other light fixtures and should be the same size as the smaller fixtures.

CH.IV SITE DESIGN GUIDELINES A. DRIVEWAYS, WALKWAYS AND PARKING P. 35

6. Improvement of the existing paving materials of driveways, walkways, and parking areas is appropriate when the new material respects and retains the historic character of the property.

- (3) Changing the sidewalk to brick respects the historic character of the town and the building and is appropriate.

CH. VI GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: MATERIALS

The materials that make up the elements of a historic building are important character-defining features that make a statement about the building's style and age. The natural patina that these materials exhibit is an irreplaceable attribute which often cannot be replicated with modern materials. Therefore, it is

important to retain and repair historic materials whenever possible and to replace them only when necessary with materials which match the characteristics of the originals as closely as possible.

- A. *Wood 4.c. If the applicant sufficiently demonstrates that it is impracticable to match the original in material, texture, dimensions and design, then the BAR may consider an alternate material if the new material **does not create a different historic appearance** and the new replacement materials are consistent with the original in finish, quality, and appearance.*
- d. *Do not use cement fiberboard or other synthetic or alternative materials if it is architecturally incompatible with the historic structure.*

- (3) Using brick on the lower façade will create the illusion that there is a brick foundation will give the brick façade on the front of the building more importance, is not historically accurate and will change the historic appearance of the building. The applicant stated the wood rots at the bottom edges of the building on the side due to the traffic and exposure. Staff suggested cement fiber board to match the wood siding on the bottom row or two in the same color which would be far less noticeable than a materials change to brick.

F. Paint and Paint Color

Guidelines for Paint and Paint Color

1. *Select a color scheme appropriate to the time period in which your building was constructed and that is compatible with adjacent structures.*
4. *Consider professional paint analysis to determine the original and later colors.*

Inappropriate Treatments for Paint and Paint Color

- *Do not use overly bright and obtrusive colors.*
- *Do not use spray-on siding or coatings such as liquid vinyls or liquid ceramics.*
 - a. *Installation: Many of these coatings require that the substrate be pressure-washed prior to installation. Pressure washing forces water into the structural system of a wood frame building, and, even if it appears upon visual inspection to be dry related problems such as rot and mold may result.*
 - b. *Permeability: These coatings do not allow historic structures to properly disperse moisture and may cause an accelerated rate of structural decay hidden by the coating.*
 - c. *Diminishment of Details: The thickness of these coatings may obscure character-defining details of historic woodwork and masonry.*
 - d. *Reversibility: This product has not been shown to be easily removable, therefore, causing a negative impact to the historic fabric.*

Inappropriate Colors

- Overly intense or primary colors not compatible with the subdued colors of the natural materials typical of traditional construction are not appropriate.
- **Gold, silver, and gold- or silver-flecked paint is not appropriate.**
- The use of color schemes that reflect other regions are historically incorrect, therefore are not appropriate.
- The use of an overabundance of colors and the use of colors on details so that the details overwhelm the building are not appropriate.

Gold is specifically mentioned as not appropriate for buildings and the use of gold for all trim would constitute an overabundance of colors on details that would overwhelm the building. The use of black as a main body color is obtrusive given the context of the building along Market Street. Unless a historical precedent can be provided that black had been a main body paint color on this building or another on

Market or King Streets in downtown Leesburg it is not appropriate. A dark color may be appropriate instead with a light color contrast if the palette is considered with the existing brick and neighboring buildings

STAFF RECOMMENDATION

Based on the findings that:

- The door surround is large, ornate and of an architectural style that is foreign to this building it adds conjectural architectural features which the guidelines and the Secretary of the Interior states should not be done
- The brick sidewalk is appropriate
- The brick on the lower edge of the west side elevation changes the architectural character of the building and competes with the front façade
- The paint color of black for the main body is inappropriate for this building in this context
- Gold paint shall not be used in the Old and Historic District

Staff recommends the following changes or conditions:

1. The large light fixture be replaced with a smaller version of the same fixture
2. The door surround is removed and the pediment is replaced with a smaller pediment that is only above the door as is shown in the applicant's most recent drawing and siding is to be patched where it was removed for this door surround
3. The lower edge of the side elevation may have the bottom two rows of wood siding replaced with a closely matching fiber cement siding painted to match the existing siding
4. A dark traditional color, such as green, brown or blue is chosen for the main body of the building that is compatible with the brick
5. A contrasting traditional trim color is chosen that is compatible with both the new main body color and the existing brick